



Town Council Agenda Report

SUBJECT: SITE PLAN APPROVAL

Application No. and Location: SP 8-1-99, 1775 Flamingo Road

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Calvary Chapel

REPORT IN BRIEF: The applicant requests approval for Phase I of a proposed church facility, landscaping and associated parking located on 9.4 acres. Phase II will be constructed approximately three to five years behind phase I to include a new chapel building, additional office and classrooms within the Phase I building and asphalt and grass parking at the rear of the site. The proposed building will include a 5,190 square foot chapel, 1,004 square feet of daycare area, and three classrooms accommodating up to 3rd grade. The remainder of the building will provide for a future kitchen, restrooms, and office space. The combined uses will total 15,992 square feet. The architecture reflects a modern type building with strong geometrical shapes designed throughout the facades. The building materials will consist of concrete block and metal prefab walls with a stucco finish, decorative banding, and a metal seam roofing material. The color scheme will be a combination of light and dark yellow tones with green and white accents and a white roof. The site plan requires 200 parking spaces with 202 provided within phase I. Access will be provide by one ingress/egress easement off of Flamingo Road at the northeast corner of the property. Signage will not be reviewed at this time.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee recommended approval subject to the planning report eliminate Cocoplum hedge in Phase II on the north and south sides; in Phase II, reduce height requirements of canopy trees to six feet, three gallon bucket; and to come back with a color rendering for approval (motion carried 5-0, April 25, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 8-1-99 subject to the following conditions prior to the issuance of a building permit.*

1. Changing the Adonita palms to 15' OA. height where adjacent to building walls.
2. Final plat approval and recordation.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 8-1-99
Calvary Chapel

Revisions:

Exhibit "A"

Original Report Date: April 25, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Name: Family Christian Fellowship, Inc.
DBA: Calvary Chapel Sawgrass

Agent:

Name: Associated Engineers of
South Florida, Inc.

Address: 450 SW 130 Avenue

Address: 5450 Griffin Road

City: Davie, FL 33325

City: Davie, FL 33314

Phone: 954-424-8046

Phone: 954-584-6880

BACKGROUND INFORMATION

Application Request: Site Plan approval

Address/Location: 1775 Flamingo Road

Land Use Plan Designation: Residential (1 du/ac)

Existing Zoning: CF

Existing Use: Vacant

Proposed Use: 10,479 square foot church and 15,922 square foot school facility.

Surrounding Land Use:

North: Vacant Land

South: Vacant Land

East: Vacant Land across Flamingo Road

West: Single Family Residential across SW 127 Avenue

Surrounding Zoning:

North: AG, Agricultural, and A-1, Agricultural District

South: AG, Agricultural District

East: AG, Agricultural District across Flamingo Road

West: PRD-4, Planned Residential Development (4 du/ac)

ZONING HISTORY

Previous request on the same property:

A variance request was approved on November 4, 1998 to reduce the minimum required distance separation between Churches from 2,500 to 1,411 feet between Parkway Christian Church and the proposed church (V 9-1-98).

A rezoning request was approved at second reading on February 17, 1999, to change the zoning of the subject site from AG, Agricultural District to CF, Community Facility together with a voluntary deed restriction, to limit the maximum building area to two 15,000 square foot buildings and to limit school enrollment to 225 students.

A boundary plat request was approved by Town Council at the July 21, 1999 meeting (Resolution #99-242).

A rezoning request was approved at second reading on January 19, 2000, to change the zoning of the subject site from CF, Community Facility to CF, Community Facility together with an amended voluntary deed restriction to limit the maximum square footage of building area to 44,000 square feet and still restricting the number of students to 225 at any given time. Council approved concurrently a plat note amendment to reflect the change in deed restrictions.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval for Phase I of a proposed church facility, landscaping and associated parking located on 9.4 acres. Phase II will be constructed approximately three to five years behind phase I to include a new chapel building, additional office and classrooms within the Phase I building and asphalt and grass parking at the rear of the site.
2. *Building:* The proposed building will include a 5,190 square foot chapel, 1,004 square feet of daycare area, and three classrooms accommodating up to 3rd grade. The remainder of the building will provide for a future kitchen, restrooms, and office space. The combined uses will total 15,992 square feet. The architecture reflects a modern type building with strong geometrical shapes designed throughout the facades. The building materials will consist of concrete block and metal prefab walls with a stucco finish, decorative banding, and a metal seam roofing material. The color scheme will be a combination of light and dark yellow tones with green and white accents and a white roof.

3. *Landscaping:* The landscape plan indicates Live Oak in the interior of the parking area and Mahogany trees along the property perimeters. Live Oaks, Yellow Poinciana, and Sabal Palms are proposed along Flamingo Road along with a curvilinear design of shrubs and groundcover. Adjacent to the building will be Royal Poinciana trees, Adonitia palms, accent trees along with a variety of shrubs and groundcovers.
4. *Parking/Access:* The site plan requires 200 parking spaces with 202 provided within phase I. Access will be provide by one ingress/egress easement off of Flamingo Road at the northeast corner of the property.
5. *Openspace/Drainage:* 71% openspace is provided with the construction of Phase I of the project. The majority of the on site drainage will be handled by retention areas to the front and rear of the site. The overflow will be dispersed into the canal along Flamingo Road.
6. *Signage:* Signage will not be reviewed at this time.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 2 that includes the westernmost section of the Town and north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single family residential at a density of one dwelling per acre. This planning area contains numerous small subdivisions of one-acre lots.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 113 under the plat titled "Calvary Chapel" restricted to 15,000 square feet of school building and 15,000 square feet of church building, noting the Town has approved a plat amendment to allow 44,000 square feet of church and school use.

Staff Analysis/Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 8-1-99. subject to the conditions listed below prior to the issuance of a building permit.*

1. Changing the Adonita palms to 15' OA. height where adjacent to building walls.
2. Final plat approval and recordation.

Site Plan Committee

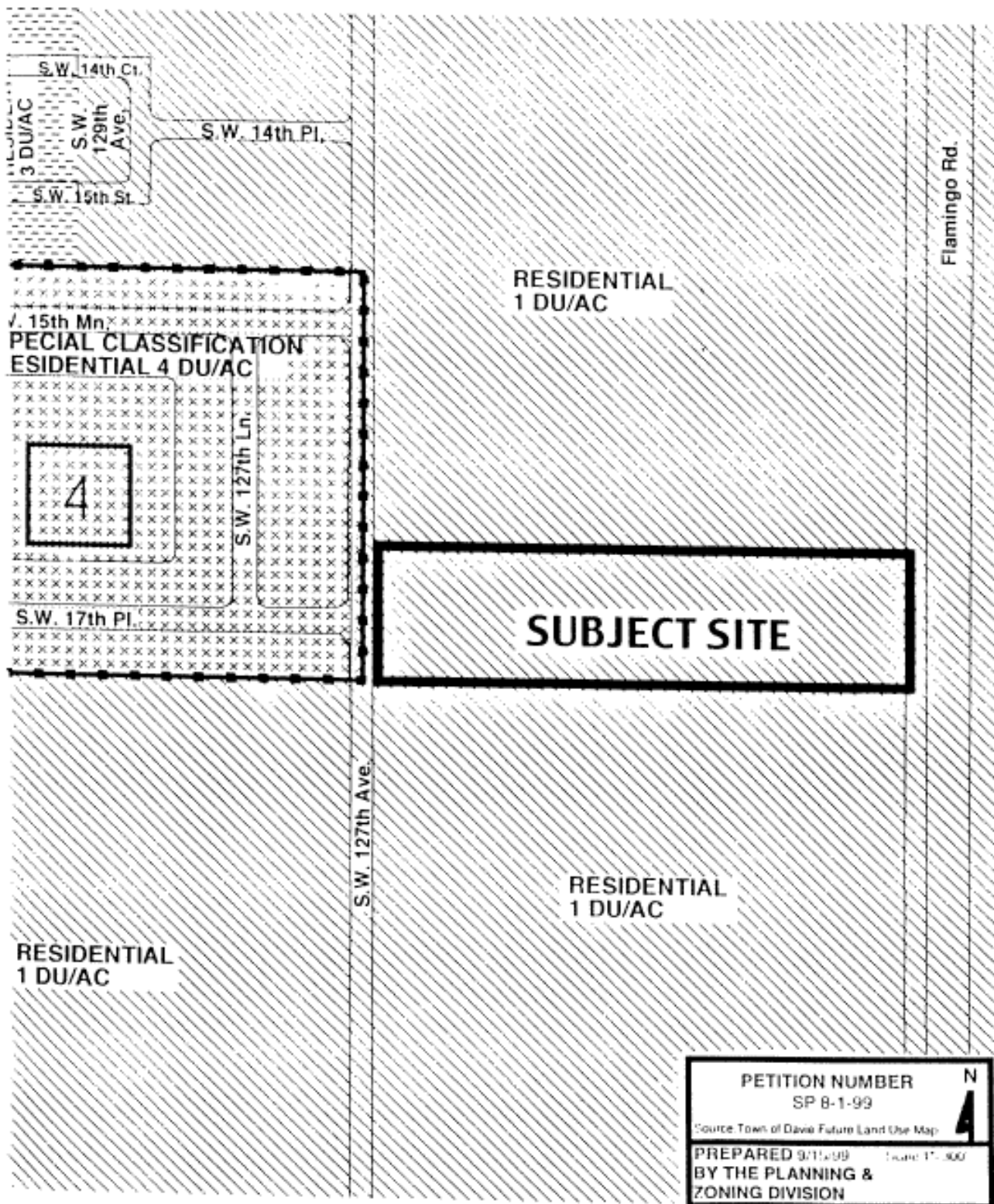
SITEPLAN COMMITTEE RECOMMENDATION: Motion to recommend approval subject to the planning report; eliminate cocoplum hedge in Phase II on the north and south sides; in Phase II, reduce height requirements of canopy trees to six feet, three gallon bucket; and to come back with a color rendering for approval (5-0, April 25, 2000).

Exhibits

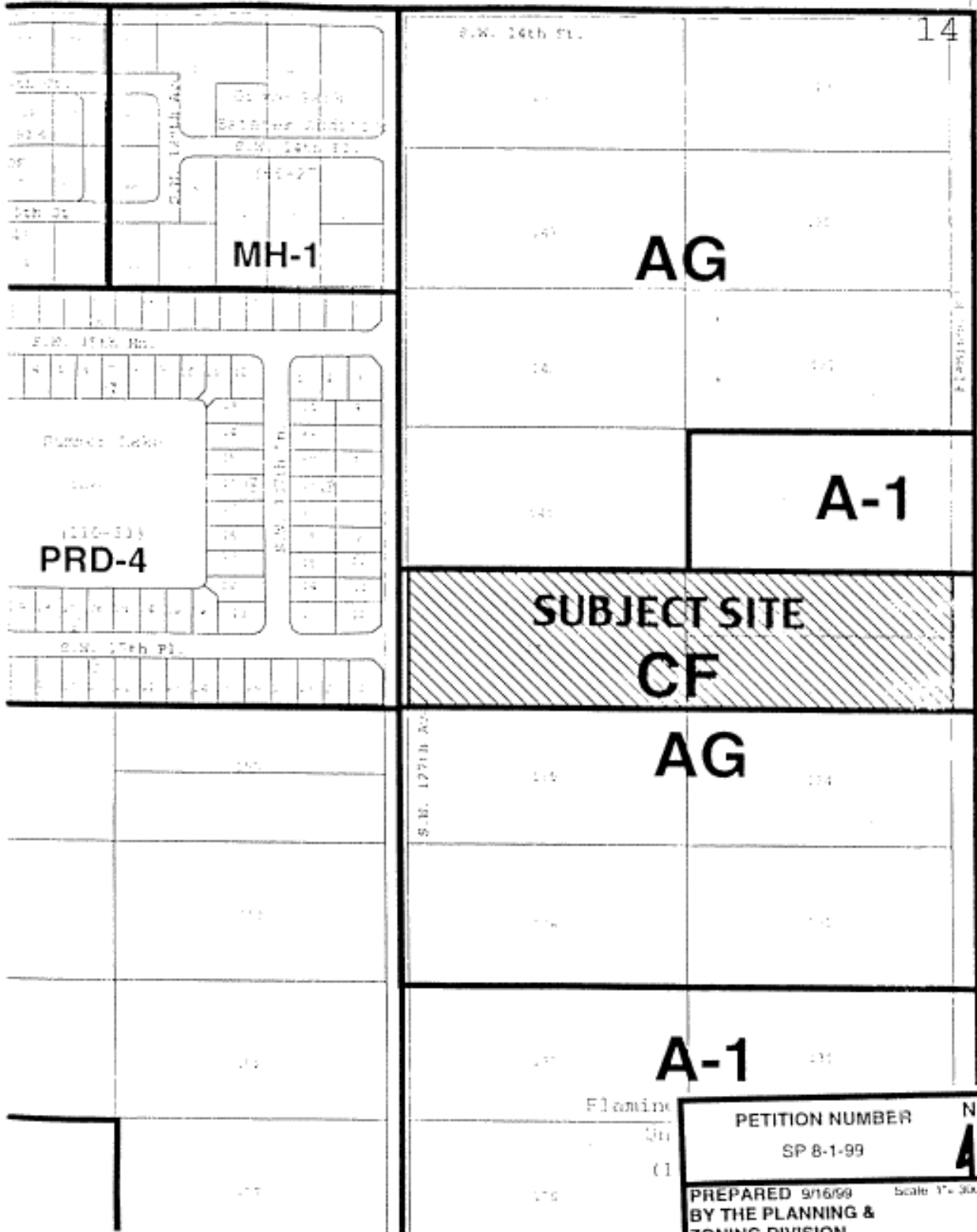
Land Use Map, Subject Site, Aerial

Prepared by: _____

Reviewed by: _____



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141



PETITION NUMBER	N
SP 8-1-99	4
PREPARED 9/16/99 BY THE PLANNING & ZONING DIVISION	

